

RIO VERDE AREA DRAINAGE MASTER PLAN PUBLIC MEETING #2

Date: May 20, 2003

Time: 6:00 – 8:00 pm

Presentation: 6:30 pm – 7:30 pm

Location: Tonto Verde Country Club
18401 El Circulo Drive
Rio Verde, Arizona 85263

The Flood Control District of Maricopa County

Felicia Terry, P.E. – Project Manager

Tim Phillips, P.E. – Regional Project Manager

Sally Stewart – Public Information Officer

Melissa Lempke – Public Information Coordinator

Shanna Yager – Regulatory

DIBBLE Team Attendees:

Brian Fry, P.E. – Consultant Project Manager

Dan Frank, P.E. – Consultant Project Engineer

Rebecca Timmer – Consultant Public Involvement

Public Members (Including Rio Verde Work Group): 50 people attended

Felicia Terry began the meeting with a slide presentation of the characteristics, challenges and progress of the Rio Verde Area Drainage Master Plan Project. There are several unique conditions in the Rio Verde area, she said, including steep slopes, fine-grained sediments, distributory stream networks, shallow sheet flooding, lateral erosion and gullying and debris diversion and flow splits. Slides detailing examples of each were shown.

As the project manager, Ms Terry then reviewed the Drainage Guidelines for single-lot development in Rio Verde and displayed examples showing why each is vital to the area. The guidelines include:

Maintain existing natural washes

Minimize disturbance of lots

Retention is needed if disturbance to the lot is greater than 40 percent

Finished floor elevations should be a minimum of 18 inches.

These guidelines apply to:

New single-lot development

Improvements to existing developed lots and

Areas outside District regulated floodplains.

The county's One Stop Shop is distributing the guidelines.

The Drainage Guidelines are being used by the county's One Stop Shop and will become part of the Final Area Drainage Master Plan. Existing structures and new projects for permits are "grand fathered."

The following are the main topics discussed with the public following the presentation:

Drainage Guidelines

The public wanted detailed definition of the guidelines. They had questions regarding the policies of engineering review. It is the District's policy that any development in the Rio Verde area requires an engineered grading and drainage plan.

The public expressed concern on timeliness of their projects in regards to engineering review. They were reassured that the District is trying to shorten the review time for obtaining drainage clearance.

The Public wanted to know the difference between County code and the drainage guidelines. The guidelines are considered a supplement to the current codes and are specific to the special needs of the Rio Verde area. If the guidelines are followed it will expedite the review period and make obtaining the drainage clearance easier. However, if a homeowner wishes to deviate from the guidelines, the District may allow this, pending further review.

The public wondered if the guidelines will become code. The District explained that it is possible that they will become code. The public will receive notification when guidelines go to the board to become code and will be invited to these meetings. Meeting information can also be found on the Maricopa County website.

The public had concerns regarding fence restrictions. The comment was made that this guideline is meant to protect homeowners and their neighbors, but there is concern about how to keep pets in and unwanted creatures out. The District is open to alternative fencing ideas, provided that both on-site and off-site drainage concerns are met without blocking or redirecting the flow. One alternative might be the use of floodgates. Mesh fencing may be allowed under certain circumstances.

The public wanted to know the role and level of involvement of the Work Group. The Work Group was very helpful and contributed their ideas. The guidelines were changed significantly based on their comments. The District said the guidelines do reflect their input. Work Group members commented that they do feel like their comments were taken into consideration.

The public asked if the guidelines are subject to change? The District will modify them, if necessary, based on newly obtained information.

Code Enforcement

The public expressed concerns about the challenge of code enforcement. For example, there are multiple projects in the area that have been built without permits and are currently causing drainage problems. The District is trying to educate homeowners to make sure that they realize that they need to get clearance and permits.

What comes next?

The guidelines have been established for future development to prevent any further adverse impact to the Rio Verde area. As the community is being developed the District is running a new model to see how it is affecting the area. There are challenges ahead that will be resolved as additional data is collected and evaluated. The District is using a more detailed approach and it is taking longer than anticipated in the beginning. Once the analysis is complete, the District will begin looking at the alternatives to solve drainage issues.

The District has the task of public safety.

Positive Feedback

There were multiple comments that although there is still more work to do, the District has done a great job on this project.